

## **DISTRICT V ADVISORY BOARD**

### **Minutes**

**[www.wichita.gov](http://www.wichita.gov)**

**June 6, 2005**

**7:00 p.m.**

**Auburn Hills Golf Course Clubhouse**

**443 S. 135<sup>th</sup> West**

Nine District Advisory Board Members attended the District V Advisory Board meeting. Also in attendance were five (5) City staff. Approximately 50 members of the public were present with 29 signing the sign-in sheet.

#### **Members Present**

David Almes  
Bob Bulman  
David Dennis  
Maurice Ediger  
Jerry Hoggatt  
Andy Johnson  
John Marker  
Ann Wellborn  
Steve Winslow  
Council Member Bob Martz

#### **Staff Present**

Officer Addie Perkins, Police  
Jim Armour, Public Works  
Gary Janzen, Public Works  
Scott Knebel, Planning  
Dana Brown, City Manager's Office

#### **Members Absent**

DeAnn Sullivan

#### **Guests**

Listed on page 7.

#### **Call to Order**

**Bob Martz, City Council Member**, called the meeting to order at 7:13. He welcomed the public to the meeting and explained the role of the District Advisory Board to review public concerns, city projects and a variety of issues to make recommendations for him as the City Council member for District V. He said that all members of the public who wish to speak on an issue will be given an opportunity and asked that they wait to be acknowledged first and to allow others to speak without interrupting.

#### **Community Police Report**

**Community Police Officer Addie Perkins, Beat 199**, reported for the all police beats in District V including 16, 19, and 199.

Officer Perkins provided a report of the activities for the area saying that Police had given a special focus to speeding. In Beat 19, speeding on 21<sup>st</sup> Street between Ridge and Maize had resulted in 440 citations issued since January. And a special assignment last week on 13<sup>th</sup> Street just west of Ridge had resulted in 40 citations in a two-hour period.

Officer Perkins reported that 15 non-residential burglaries had occurred on Beats 19 and 199 last weekend. In response, a special assignment was conducted by Patrol Officers and two arrests

were made that cleared 5-6 of the cases. She also said that several parking complaints had been received on Beat 18 for which Lt. Troy Livingston, who supervises Community Police Officers for Patrol West, is planning to coordinate neighborhood-training sessions to address. In addition, the residential area around Bishop Carroll High School will be surveyed to collect information for addressing overflow parking issues during the school year.

**Action: Information was received and filed.**

### **Capital Improvement Program**

**Kelly Carpenter, Finance**, presented an overview of the Capital Improvement Program (CIP) for 2005-2014, as prepared by the CIP Administrative Committee. The proposed Program includes projects totaling over \$1.8 billion of which the projects for 2005-2007 total \$605 million. The funding comes from a variety of sources including the property tax, local sales tax revenues, enterprise revenues, state and federal funding, and special assessments and other sources such as County and public-private partnerships.

A recommendation of the CIP proposes raising the Equivalent Residential Units (ERU) from \$1.50 to \$1.75 in 2006 and \$2.00 in 2007 for storm water projects. Board Members asked for clarification of the ERU to which Carpenter explained that the ERU is based on a defined amount of space for a residential unit and charged a set monthly fee of \$1.50 for water and sewer maintenance and improvements. She provided a comparison for businesses by referring to Lowes as having a residential equivalent of 250 units and currently paying \$375 as a monthly fee. With the proposed increases, Lowes would pay \$437 monthly in 2006 and \$500 monthly in 2007. These increases would help pay for previously unfunded projects proposed in the CIP as well as additional drainage projects. She said the increases would help fund infrastructure and maintenance projects including \$300 million for water and \$126 million for sewer. The projects are needed to provide water & sewer for the increasing development in the west and the east.

Carpenter stated that the Council would review the proposed CIP at the June 14<sup>th</sup> City Council Workshop. The comments of the District Advisory Boards and the public would be included in the presentation.

A **citizen** asked a question about why the CIP is revised each year to which Council **Member Martz** explained that projects sometimes need to be changed or reprioritized such as emergency needs. The urgent need to replace/repair the Ninth Street Bridge is one example of an unexpected situation.

Council Member Martz then inquired if the CIP included projects for the Cowskin Creek Detention Reserve to which **Jim Armour, Public Works**, and responded yes. **Board Members** asked if projects for the Cowskin Creek Bypass between Maple and Kellogg were included to which **staff** said these were part of the channelization projects. A question was asked about what "Other" under funding meant. **Armour** explained it meant the funding was not actual mill levy dollars but rather funding from the state or federal governments, or other source.

An issue was raised by a **Board Member** about the Northwest Bypass being included in the CIP but **staff** explained that this was not part of the local CIP. Instead Kansas Department of Transportation is paying for the alignment costs and acquirement is currently ongoing.

**Action: Comments were received by staff for the proposed Capital Improvement Program.**

### **29<sup>th</sup> Street Improvement, East of Ridge**

**Jim Armour, Public Works**, first introduced the newly appointed City Engineer, Gary Janzen. Armour then re-presented the project to improve 29<sup>th</sup> Street North from ½ mile east of Ridge to Hoover. The project would improve the current unpaved road to a two-lane asphalt mat road to connect to existing paving to the west and east. The recommendation was deferred at the May meeting with the request for additional information regarding drainage.

Armour addressed some concerns from the last meeting regarding the ditches. The design was revised from 5-foot deep ditches to more shallow ditches on the north and curb and gutter drainage on the south. The slope is proportioned to a steepness of 3:1. Armour also said the cost has been decreased from \$650,000 to \$400,000 with the revised design.

**Bulman** said that he had expressed some issues at the previous meeting regarding the design plan for drainage including the depth of ditches, and paving the ½ mile section with asphalt when the arterial will eventually be improved as a four-lane. He said only five homes exist along the proposed section and asked if a traffic count had been conducted to demonstrate the need for the interim paving. Bulman also noted that paving for 37<sup>th</sup> Street North was not included in the previous item, the proposed CIP for 2006-2014, but funding is shown for paving Hoover to West Street in 2007 which currently dead ends.

**Council Member Martz** explained that the County is responsible for improving 37<sup>th</sup> Street while 29<sup>th</sup> Street is the City's responsibility—the construction plans dovetail. **Armour** reiterated that the latest design includes a reduction in projects costs and addresses erosion control in sandy soil by using a gentle slope in the grade. He stated this section of 29<sup>th</sup> Street is an alternate route from 21<sup>st</sup> to Ridge for more than the five residents. In addition, he noted that the Council had previously approved the project meaning Public Works is obligated to have the project designed.

Other concerns expressed by **Board Members** included concerns for (1) visibility at the intersection at Ridge & 29<sup>th</sup> due to vegetation and the hill, (2) if the planned curbing will hold water, (3) why the City doesn't improve to 4-lane now instead of paying for a temporary asphalt road to be torn out at a later date, and (4) addition of maintenance costs for the asphalt. **Council Member Martz** stated that 29<sup>th</sup> Street is planned for paving in increments; that if it were paved all at once, this would limit other projects. **Ediger** noted that the Board should keep in mind the City's policy to make improvements in all areas by paving streets and providing water and sewer services. He also asked if staff had visited with the homeowners to which **staff** said they had visited with 3 of the 5.

**Ray Flickner, representing Barefoot Bay Homeowner Association (HOA)** located just south of the proposed project on 29<sup>th</sup> Street, spoke about pollution concerns for the private lake used for recreation by the HOA. He said that a study is currently being conducted by the county and city at the state's request. **Shelly Moore, also a Barefoot Bay HOA resident**, expressed opposition due to pollution and liability concerns, too. **Council Member Martz** acknowledged that these were certainly issues for consideration but separate from the project discussion.

**Bulman** stated he was opposed to the project; that he supported the City's role to maintain and improve the arterials but was having difficulty supporting the timing of this project. **Other**

**members** agreed that the project appears unnecessary at the time. **Bulman (Hoggatt)** moved that the Board recommend deferral of the project, which passed 9:0. The motion was amended by **Dennis** to proceed with the design but delay construction until a later date. Motion passed 9:0.

**Action: Board recommended the project design be developed and the construction be deferred until a later date when consideration is given for further improvements on this section of 29<sup>th</sup> Street.**

#### **Central, Half-mile West of 135<sup>th</sup> Street West to 119<sup>th</sup> Street West**

**Armour** stated that two options were previously presented with option #1 maintaining the same alignment with widening to 4 lanes including left turn lanes and medians, and bridge reconstruction to accommodate a gradual curve. Option #2 reconstructs the street to a straight alignment with widening to 4 lanes with left turn lanes and medians and new bridge construction to accommodate the realignment.

**Jay Anglemeier, Mid Kansas Engineering Consultants**, presented additional information on the two options. He reported that granting/channeling plan would need to be approved by the Corp of Engineers due to drainage issues and that the approval would probably take 6-8 months. He said that Option #2 to a straight alignment would require additional storm water sewer and property takes, which adds to the cost of the project.

**DAB Members** asked about and commented on need for layered grading that adds to the expense, increased consultant fees; improved impact on drainage for Cowskin Creek; and, cost of acquisition. **Armour, Anglemeier, and Council Member Martz** addressed all issues.

Several **residents** of the area spoke in support of the Option #2 due to safety. In addition, comments and questions were presented about acquisition of property, dead-ending old Central once new alignment is made, drainage, median preferences, landscaping plans, and fencing. **Armour, Anglemeier, and Council Member Martz** again addressed all issues.

**Guy Mauck, 13210 W. Central**, thanked the City for the plan to address Central and said he was willing to donate a portion of his property to the project in order to improve safety for the road. **Council Member Martz** acknowledged Mauck's comments.

The discussion returned to the **Board** who asked about use of remaining property from the acquisitions; safety concerns; and, budget concerns for the additional \$2 million for Option #2. **Armour** said the remaining property would be marketed for sale by the City except for the area that is part of the drainage plan; that safety would be increased with the straight alignment; and, the funding needs would become part of the CIP and staff would make efforts to leverage federal funds to assist. He said that another project may need to be delayed if the option was approved by City Council but subsequent approvals would be needed from the Kansas Department of Wildlife & Parks, the Federal Emergency Management Agency, the Kansas Department of Health and Environment, and other agencies so this process would take time anyway.

**Dennis** thanked the Rainbow Lakes Homeowners Association, Jim Armour, Jason Jantz, and Mid-Kansas Engineering Consultants for their assistance with addressing all of the residents' concerns for safety. **Dennis (Winslow)** then moved that Option #2 be recommended for approval by Council.

**Action: The Board recommended Option #2 for the design improvement of Central, from ¼ mile west of 135<sup>th</sup> West to 119<sup>th</sup> West.**

**Zoning Request ZON2005-12**

**Scott Knebel, Planning Department**, re-presented the request to change the current zoning of SF-5, Single Family Residential to TF-3, Two-Family Residential, generally located at 1330 S. Westfield at the northeast corner of Westfield of Dubon. He reported that the developer had worked with staff to address previous concerns expressed by residents about height and architecture. Staff now recommended approval with these conditions.

**A resident at 1319 S. Westfield** stated that he had expressed the concerns at the last meeting and had understood that adequate space did not exist for building a single-family home. **Terry Smythe, agent for the developer**, responded that setbacks might have been a concern but space is adequate to actually build two single-family homes. He said the developer had agreed to a height restriction of 25-feet and constructing in accordance to surrounding residential architecture.

**Johnson (Ediger)** moved that the Board support staff recommendation to approve. Motion passed 9:0.

**Action: Board recommended approval for the planning request, supporting staff recommendation.**

**Planning Request CUP2005-00028 with ZON2005-00023**

**Scott Knebel, Planning Department**, presented the request to create Lillie Office Park CUP and a zone change from “SF-5,” Single Family, to “GO”, General Office at a general location south of Maple and west of Maize. The applicant plans to redevelop the current property from a vacant school/church building to no more than 12 buildings and to use 3 of the 6 existing parcels for office development and the remaining 3 with open space and drainage retention ponds. Copies of a design concept were provided to the Board showing one access point to Maize Road. Screening wall requirement is recommended to be waived with proposed landscaped earth berms and a 25-foot buffer on three sides to protect the existing trees. Staff recommends that a current traffic study be conducted and that the request be approved. Knebel also pointed out that this is a large piece of property and could easily be a church or school as a plan is no guarantee. He said that a limitation on the size of the building could be included with the recommendation.

**Russ Ewy, agent for the property owner**, addressed questions from a previous e-mail sent by a DAB Member. He stated that change for this vacant property is inevitable and this plan is more prescriptive than most. He also said that Public Works Engineering had already approved the drainage plan based on expected square feet of run-off and that the ponds were being designed to hold runoff at a static water level.

**Matt Lillie, applicant**, also addressed the Board saying his plan had several positives for the area. It preserves the trees and allows open space in the area and would develop for upper-end offices such as medical and dental with higher standards for buildings. He said he had been approached by builders to develop the area with prefabricated buildings but refused their offers,

as he wanted professional buildings with residential feel that would actually help the property values of the homes in the area. Lillie said the Planning Director must approve any proposed building on the property and he would abide with the residential character with predominate exterior materials of brick, stone, or stucco and building roofs compatible with residential units in the area. He showed another concept of the type of building, frontal view.

**Area residents** reported concerns for drainage; if the existing tree row would allow for required set backs; maintenance issues in the past for grass; need for current traffic study; if the bridge across Maize near the proposed access point would hinder need for expansion as area grows; development standards; too many unknowns; and, general opposition to development but willing to work with applicant.

**Board Members** expressed the most concern for assurances of proper drainage to which **Knebel** responded that drainage could be made better but not worse. The **Board** discussed a previous request for staff to return a case when the platting and drainage were approved but had not received follow up; they expressed interest in requesting the condition for this case. They supported doing a traffic study due to concerns about increased traffic on Maize. They also supported the screening alternative and preserving the trees.

**Action: Board recommended the Engineering return to DAB with the drainage plan and that Traffic Engineering provide results of the traffic study in the area on Maize. Board voted 9:0 to recommend approval with these conditions.**

### **Public Agenda**

No Public Agenda items were presented.

### **Board Agenda**

#### **Updates, Issues, and Reports**

*Reports given about activities, events, or concerns in the neighborhoods and/or District V.*

#### **Board Members**

**Ediger** reported on his volunteer involvement as the DAB V representative on the Homeless Advisory Committee. He said the Committee had taken action to recommend prioritization of \$1.8 million for homeless programs. Ediger stated that he had gained a greater awareness of the real needs of this community. He said an example of the concerns was that on any given night, it is estimated that 740 people are homeless. Ediger also stated that he was impressed with the people coordinating this effort even though they are frustrated with the lack of response from the City to provide the funding needed for assistance. **Council Member Martz** thanked Ediger for his service on the committee and for the informative report.

#### **Council Member**

**Council Member Martz** reported on the West Kellogg Dedication held last week at Tyler & Kellogg, saying it was well coordinated. He also announced that the dedications for the Murdock Bridge and the West 13<sup>th</sup> Bridge just west of 119<sup>th</sup> Street were scheduled for Wednesday, June 8<sup>th</sup>.

Council Member Martz also reminded the Board Members about the Wranglers game next Monday, June 13<sup>th</sup>.

With no further items, the meeting was adjourned at 11:20 p.m.

The next regular meeting for District Advisory Board V is scheduled at Auburn Hills Clubhouse at **7:00 p.m. on July 11, 2005** due to the first Monday being the Fourth of July Holiday.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant  
City Council District V

**Guests**

Kyle Baker	608 Rainbow Lake	67235
Leland League	13314 W. Central	67235
Linda League	13314 W. Central	67235
Don Albert	120 S. 151 <sup>st</sup> West, Goddard	67052
Winifred Albert	916 N. Robin	67212
Lola Havercroft	13101 W. Central	67235
Dean Loesch	13110 W. Central	67235
Sally Loesch	13110 W. Central	67235
W. T. Mullikin	634 N. Bay Country	67235
C. Allin Erickson	508 N. Rainbow Lake	67052
Frankie Shellhammer	129 Rainbow Lake	67052
Sharon Buck	2760 N. NorthShore	
Mike Frye	100 S. Evergreen	67209
JoAnn Frye	100 S. Evergreen	67209
Mike Solis	2335 S. Stoney Point	
Fred Warren	546 S. Maize Road	
Bruce Bergsten	698 Wetmore	
Ozzie Baalman	612 Maize Road	
Al (Bob) Vincent	538 Rainbow Lake	
Paul Tobia	12102 Ridge Point	67235
Shelly Moore	2764 N. Northshore Ct.	
Ray Flickner		
Randy Holloway	424 S. Stoney Point	67209
Robert Bishop	10401 Hidden Valley	67209
Clete Dold	218 S. Breezy	67235
Mairlle Hines	561 Rainbow	67235
Joe Jacobs	901 N. 135 <sup>th</sup> West	
Alice Jacobs	901 N. 135 <sup>th</sup> West	
Phil Osborn	10415 W. Hayden	